

# **TOWN OF ERIE**

## **Rough Building Inspections**

The following are a few of the items building inspectors examine during a rough inspection. This list is by no means complete.

### **Rough Mechanical:**

- ◆ Furnace and ductwork 100% complete.
- ◆ Three (3) screws spaced evenly around the diameter of duct at joints and all joints taped or sealed.
- ◆ Ductwork supported.
- ◆ B-vent supported, clearance from combustibles, and panned off at all floor and ceiling levels.
- ◆ Vibration isolators installed between furnace and trunk line.
- ◆ Ductwork installed in unconditioned area walls need insulation between duct and unconditioned area wall covering.
- ◆ Top plates strapped per Uniform Building Code (UBC) where cut for duct runs.
- ◆ All mechanical chases draft-stopped.
- ◆ Cold air return chases in house/garage must have sheet metal panning off garage side.

### **Gas Piping:**

- ◆ Gas pipe system sized for total BTU load.
- ◆ Minimum 20 PSI test for 15 minutes.
- ◆ Supports and proper fittings (bushings are prohibited).
- ◆ Gas unions may be used at equipment connections or at gas meter only.
- ◆ Gas unions must be located in exposed locations (not in furnace compartments, etc.).
- ◆ Piping complete to all appliances including shut-off valves.
- ◆ Check for shut-off valve external of fireplace hearth.

### **Rough Plumbing:**

- ◆ Check that all stacks are filled with water or 5-PSI air test.
- ◆ Check that supply lines have street pressure or 50-PSI air test.
- ◆ Check drain, waste and vent (DWV) and supply lines for proper support.
- ◆ Check that proper fittings are used.
- ◆ Check that all venting is vertical until 6' above flood level of fixture and of proper size.
- ◆ Check water closet flanges for clearances and being secured to floor.
- ◆ Nail plates on supply and DWV.
- ◆ Check that venting square inch is equal to or greater than building sewer square inch and all vents exit roof.
- ◆ Check shower valve and riser supports.
- ◆ Clean outs where required.

- ◆ Check notched studs and top plates: if notches exceed 25% in load bearing or exterior walls or 40% in interior non-load bearing walls a structural shoe is required.
- ◆ Check bored holes in studs: if greater than 40% in load bearing or exterior walls, or 60% in interior non-load bearing walls a structural shoe is required. This shall also apply to top plates. If hole is closer than 5/8" to the face of stud it shall be considered a notch.

### **Rough Framing:**

- ◆ Walk entire house to check general framing practice for compliance with Chapter 23 of the UBC.
- ◆ Anchor bolts in sill plates per UBC.
- ◆ Corners nailed out.
- ◆ Top plates over-lapped (if not strap).
- ◆ Headers shimmed and end-nailed.
- ◆ All headers and multiply beams face-nailed.
- ◆ Positive post and beam connections.
- ◆ Multiple stud posts nailed (4 ply and greater need strap).
- ◆ All hangers and clips installed and nailed properly.
- ◆ Point loads continue to the foundation, full dimension of post (squash blocks).
- ◆ Check for required fire blocking and draft-stopping.
- ◆ Roll blocking where required on floor joist and rafters.
- ◆ Check that attic spaces, rafter spaces and roof over frames are vented adequately.
- ◆ Check crawl space ventilation.
- ◆ Proper bearing of I-beams.
- ◆ Head room in stairwells and basements.
- ◆ After walk-through, review plans and verify all structural members have been installed and fastened per the approved plans, and review truss data sheets for truss connections and lateral braces.

### **Rough Electrical:**

- ◆ Outlets are required in living space:
  - ◆ On walls two feet or more in length
  - ◆ Six feet or less from an opening
  - ◆ Twelve feet or less between outlets
  - ◆ One is required in a hallway longer than 10 feet
- ◆ Wires must be protected if 1 1/4" or less from edge of framing members.